

Office Building

3280 COUNTY ROAD 10

MINNEAPOLIS, MN 55429



FOR LEASE



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present the 3280 Building at Brooklyn Crossings Office Complex, a 10,266 square foot single-story office building available for lease in Brooklyn Center. The property will become available upon the current tenant's lease expiration on June 30, 2026, offering an excellent opportunity for future tenants to secure space in a well-located and established office environment. The building features a functional single-story layout, providing ease of access for both employees and visitors, and can accommodate a variety of office users. Its configuration allows for flexible space planning, making it suitable for professional services, medical, or general office use. Strategically positioned along County Road 10, the property benefits from strong visibility and convenient access to major thoroughfares, including Interstate 94 and Highway 100, ensuring excellent connectivity throughout the Twin Cities metro. With its upcoming availability, efficient layout, and highly accessible location, the 3280 Building presents a prime leasing opportunity for businesses looking to establish or expand their presence in the Brooklyn Center market.

PROPERTY HIGHLIGHTS

- 10,266 square foot single-story building available for lease
- Available upon lease expiration of June 30, 2026
- Efficient, functional, and flexible floorplan
- Easy access for employees and clients
- Well located along County Road 10 with strong visibility
- Convenient access to I-94 and Highway 100 creating excellent connectivity throughout the Twin Cities metro

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10,266 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	293	1,061	4,225
Total Population	722	2,650	11,302
Average HH Income	\$70,723	\$78,605	\$84,891

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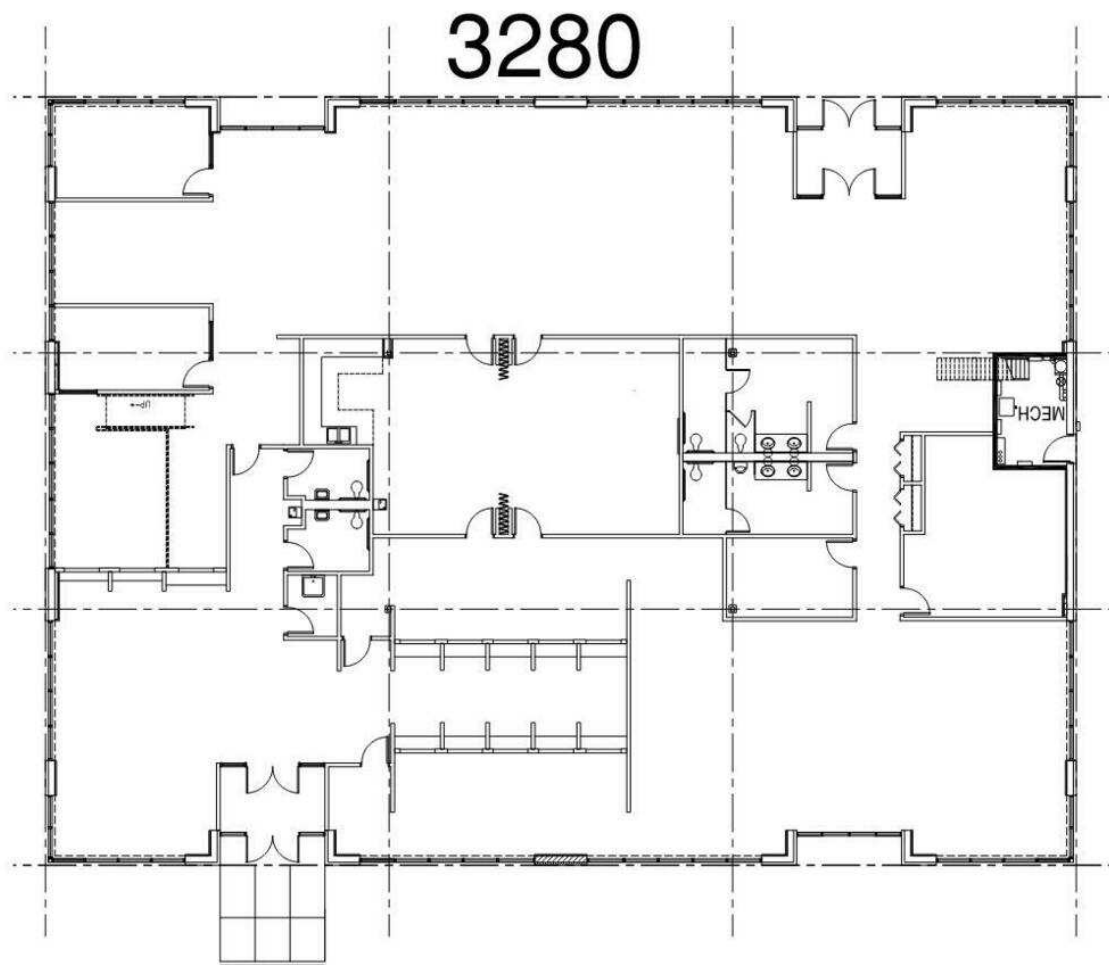


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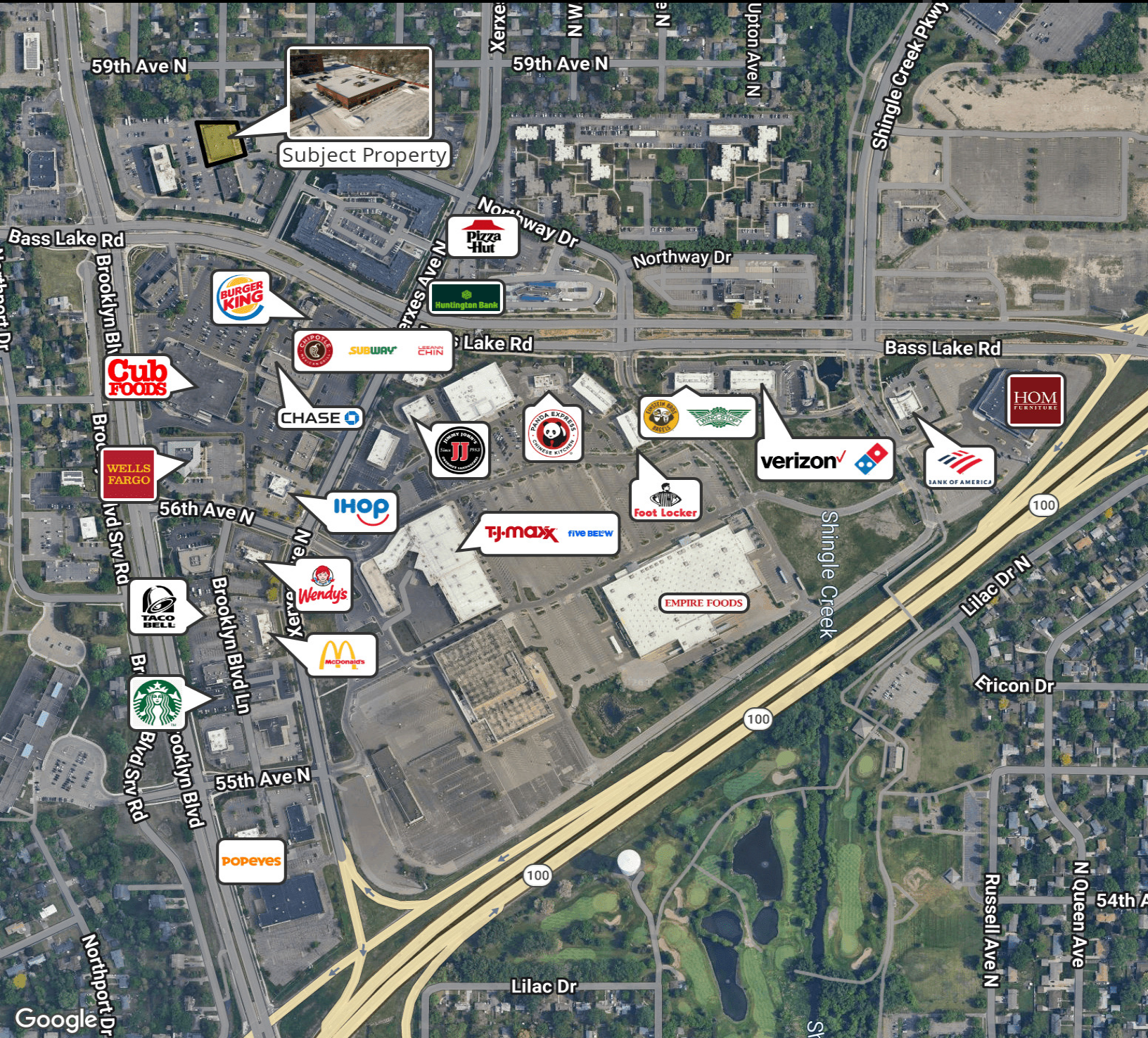


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